114.0	0007	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	686,900 /	686,900
					USE VALUE:	686,900 /	686,900
					ASSESSED:	686,900 /	686,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		CARL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUHLANGER MICHELLE & ERICH JR
Owner 2:	
Owner 3:	
Street 1:	1 CARL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROMARK CHRISTOPHER J -
Owner 2:	BROMARK REBECCA P -
Street 1:	1 CARL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,477 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Vinyl Exterior and 1753 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4477.000	298,900		388,000	686,900
Total Card	0.103	298,900		388,000	686,900
Total Parcel	0.103	298,900		388,000	686,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.84 | /Parcel: 391.8

Legal Description

User Acct 73404

GIS Ref

GIS Ref

Insp Date 10/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 114.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	298,900	0	4,477.	388,000	686,900	686,900	Year End Roll	12/18/2019
2019	101	FV	270,000	0	4,477.	393,600	663,600	663,600	Year End Roll	1/3/2019
2018	101	FV	270,500	0	4,477.	293,800	564,300	564,300	Year End Roll	12/20/2017
2017	101	FV	270,500	0	4,477.	266,100	536,600	536,600	Year End Roll	1/3/2017
2016	101	FV	260,200	0	4,477.	255,000	515,200	515,200	Year End	1/4/2016
2015	101	FV	220,100	0	4,477.	216,200	436,300	436,300	Year End Roll	12/11/2014
2014	101	FV	206,300	0	4,477.	205,100	411,400	411,400	Year End Roll	12/16/2013
2013	101	FV	206,300	0	4,477.	195,100	401,400	401,400		12/13/2012

!8896!

PRINT

Date	Time
12/10/20	23:25:56

LAST REV

Date	Time
09/04/19	08:54:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8896

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROMARK CHRISTO	63975-538		7/25/2014		540,000	No	No		
MCELHOE GLENN/E	49947-167		8/15/2007		473,100	No	No		
LAPAN PETER/ETA	27133-504		3/14/1997		212,000	No	No		Y

USER DEFINED

Prior Id # 1:	73404
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2014	1100	Add Bath	7,500		9/2/2014			Add bath inside of
9/28/2012	1249	Manual	4,650	C				
9/22/1999	624	Redo Kit	25,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Inspected	BS	Barbara S
8/24/2018	MEAS&NOTICE	BS	Barbara S
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/9/2008	Meas/Inspect	345	PATRIOT
12/3/2008	MLS	MM	Mary M
2/10/2000	Mailer Sent		
2/7/2000	Measured	197	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4477		Sq. Ft.	Site		0	70.	1.24	5									388,018						388,000	

Total AC/HA: 0.10278 | Total SF/SM: 4477 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 388,018 | Spl Credit | Total: 388,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367243
Depreciation:	68307
Depreciated Total:	298936

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

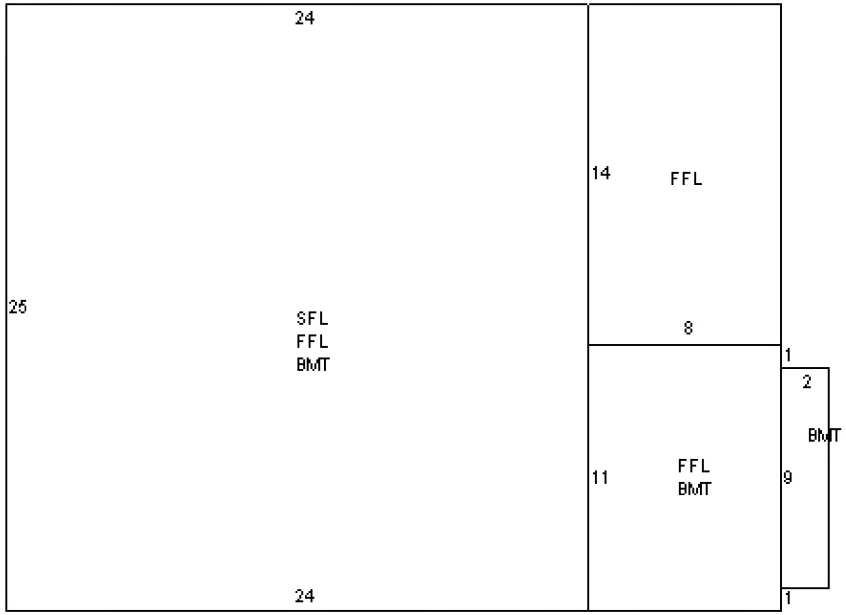
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.05
Special Features:	0	Val/Su Net:	141.93
Final Total:	298900	Val/Su SzAd	213.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	800	167.050	133,637
BMT	Basement	706	66.400	46,879
SFL	Second Floor	600	167.050	100,227

Net Sketched Area:	2,106		Total:	280,743	
Size Ad	1400	Gross Are	2106	FinArea	1753

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	